



Rolling Hills Country Club Park
Including Rustic Valley and The Meadows
NEWSLETTER
May 2022



Pool Opening – May 28

Each year, my children and I stroll down to our subdivision field on Twigwood to take pictures in front of the blooming Bradford Pear trees. This marks the beginning of our spring and, hopefully like many of your families, the time we start getting excited about the pool opening! This year, opening day for the pool will be **Saturday, May 28th**. In response to feedback provided by residents during last summer's subdivision meeting, we will be making a few changes from years past as follows:

We will **no longer** allow outside daily VISITORS for a nominal daily fee.

We will allow GUESTS of subdivision residents for **no charge to the guest or resident**. So that our pool does not become unruly, please **limit two guests per member**. I encourage all residents to be respectful of these guidelines so that we can continue providing this benefit to residents and their guests.

We will **reinstate the full membership** (for those outside the subdivision) for an annual price of \$250 per family for the entire summer. This level of commitment will be more in line with the financial obligation of subdivision residents.

We are also discussing reinstating private pool parties and swimming lessons with Pro Pool (both at the residents' expense). Once a decision has been made, further communication will be provided. Pool opening is dependent upon our ability to secure an operations permit from St. Louis County. And, as always, to be eligible to use the pool, you will need to be current on subdivision dues (please see contact information for PMI if you have questions regarding your status). I am looking forward to a fun-filled summer at the pool, and I hope to see many of you there!

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Finance Trustee Position

Each year, one Trustee position is up for election. This year, the term for the **Finance Trustee** is expiring. Please contact PMI or one of the current Trustees if you are interested in serving your community in this capacity.

Trustee Positions:

Finance: - elected in 2019; term expires in 2022

Common Grounds: - elected in 2020; term expires in 2023

Pool: - elected in 2021; term expires in 2024

Common Grounds Update — Michael Blattner, Common Grounds Trustee

Hello neighbors,

I am the current Common Grounds Trustee for Rolling Hills/Rustic Valley. I look forward to working with the other trustees and our property manager to keep our neighborhood a desirable place to live.

I moved to 427 Country Downs in 2004 and have established a connection with and commitment to this corner of Ballwin.

I work for the Missouri Department of Transportation and enjoy providing a service to people. I have a daughter in

Fairway Elementary, and we enjoy using our common grounds.

Prior to Covid, I played indoor soccer year-round and currently participate in several softball leagues throughout West County.

I very much appreciate the benefit our common grounds provide and wish to keep them providing this benefit for years to come. Should you have any questions, comments, or concerns regarding our common grounds, please do not hesitate to reach out to me.

Michael Blattner – Common Grounds Trustee

427 Country Downs Dr

michael.blattner@modot.mo.gov

(636) 227-3237



Annual Subdivision Meeting

The annual Association meeting will be held in July. As of the writing of this newsletter, a specific date and place have not been determined, but we will likely be meeting at the Ballwin Police Department, as we have in prior years. We will follow guidance from St. Louis County regarding meetings and will be sure to select a location that allows us to provide an environment in which we can all feel safe.

Please watch for signage in the neighborhood regarding the date, time and place for the Annual Subdivision Meeting

You are encouraged to attend the Annual Subdivision Meeting. You will receive an update on finances, common grounds and the pool. Time will be provided for residents to express their concerns and compliments. Most importantly, there will be an election for a new Finance Trustee.

Your participation and input is both valued and appreciated.

Subdivision Dues

Our Association dues are \$350 this year. These funds are necessary for operation of the pool and maintenance of the common grounds, including the removal of common ground trees that pose a hazard to people or property.

PMI offers various payment options for our annual dues through the company's on-line portal. You can now use your credit or debit card to make payments.

Complete step-by-step instructions for accessing the online payment portal can be found at:

<https://pmisl.cincwebaxis.com/>

Residents must be current on their dues payments to make use of the pool.

Payment options are available.

Prompt payment of your dues in full will help the Association proactively address common ground maintenance. Proper maintenance will enhance the appearance of the entire subdivision, which in turn leads to improved home values.

Pool Information — Rachell Mitchell, Pool Trustee

Hours of Operation:

Saturday, May 28, 2022 – Sunday, August 21, 2022:

- Open daily 11:00 am - 7:00 pm

Monday, August 22, 2022 -- Monday, September 5, 2022

- Open M-F: 4:00 pm - 7:00 pm
- Open Sat/Sun: 11:00 pm - 7:00 pm

Entry to the pool:

- All members are required to check-in with the pool attendant prior to utilizing the pool.
- **Association dues must be paid in full in order to gain pool access** (again, please contact PMI for any questions or to develop a payment plan).
- Children under 14 must be accompanied by an adult (age 17 or older).
- Two guests per member are allowed entry.

Key Pool Rules:

- No lifeguards are on duty at the pool. **All members, guests, and outsiders swim at their own risk!**
- Please respect pool attendants. They have the final say to deny members' or guests' initial or continued access if pool rules are not being followed.
- Alcoholic beverages are not permitted.
- Smoking and/or vaping are not permitted at the pool. Please use designated area outside of the pool enclosure. Violators will be asked to leave the pool.
- Glass containers are strictly prohibited at the pool.
- No unaccompanied children under the age of 14.
- Pool misconduct may result in loss of pool privileges.
- Please see full listing of pool rules posted within the pool enclosure.

Our Web Site

Continued thanks to David Bitterbaum for designing and maintaining our web site. Check us out at

www.rollinghillsrusticvalley.com

Here you can review indentures, see updated financial information, check ball field reservation schedules, find details about the pool, and see other newsworthy information. As always, we welcome your comments about our website.

Financial Management Company

PMI Property Management Inc. is our financial management company. Mr. Justin Moore, PMI President, is our Association's representative; his contact information is below.

PMI Contact Information:

PMI-St. Louis
Justin Moore, President
(314) 325-4550 (Assessments)
(636) 686-0885 (Emergency Voicemail)
16024 Manchester Rd, Suite 200
Ellisville, MO 63011

pmi.association@gmail.com

Please reach out to Justin with questions or concerns about your dues, need a Trustee letter for the sale or refinancing of your home, or for other issues regarding the subdivision. Justin will forward the concerns, as appropriate, to the Trustees.

Financial Statement – March 2022 – Kevin Supple, Finance Trustee

Financial statements are posted to the Association's web site each month after review by the Financial Trustee.

The most current statement available as of the writing of this Newsletter was for March, 2022.

The Association's fiscal year runs from November 1 through October 31.

The budget for dues revenue is based on full collection of the \$350 for every household in the subdivision. To meet this budget, we need all homeowners to make every effort to pay their assessments. You can send your full payment to PMI, or contact our property manager, Justin Moore, to set up a monthly payment plan. The new web portal makes payment of your assessment even easier.

The Association continues to take legal action against homeowners who are in arrears on their dues. The costs of legal actions are added to any outstanding amount of dues. Residents are encouraged to pay their dues on time or to arrange for a payment plan.

Planned expenditures are consistent with prior years. We have been able to maintain the pricing for our lawn services and pool management services at the same rates as last year.

There is a need to do some minor repairs to the storage and pump room doors at the pool. No other capital projects are contemplated at this time.

Funds are budgeted for tree removal, but work will only be completed when trees pose an immediate risk to people or property.

Rolling Hills, Rustic Valley and The Meadows Financial Statement – March 2022

	FY22 Budget	March 2022	FY22 Year To Date
REVENUE			
<u>Assessments</u>			
Current Assessments	92,000.00	3,497.50	55,809.50
Delinquencies	-	-	-
Lien	-	-	-
Pool Membership	3,000.00	-	-
Other Revenue	-	-	-
Interest Income	75.00	1.60	7.27
Total Revenue	95,075.00	3,499.10	55,816.77
EXPENDITURES			
<u>Utilities</u>			
Ameren	2,500.00	39.10	197.68
Missouri American Water	1,200.00	10.84	687.67
Republic Services	500.00	-	-
<u>Landscaping</u>			
Regular Lawn Care Services	15,000.00	-	3,150.00
Brush Removal and Landscaping	15,000.00	-	10,521.18
<u>Management Services</u>			
PMI St. Louis Management Fees	5,000.00	416.67	2,083.35
Management Reimbursement	100.00	-	-
<u>Pool Expenses</u>			
ProPools Management Fees	27,000.00	-	-
County Health Permit	-	-	-
R&R Porta-Potty	-	-	-
Pool Maintenance/Equipment Replacement	8,500.00	-	55.85
<u>Insurance</u>			
Secura Insurance	5,200.00	3,143.00	5,314.00
The Crane Agency	-	-	-
<u>Miscellaneous</u>			
Postage for Mailings	750.00	-	740.88
Incidentals	750.00	-	-
<u>Legal Services</u>			
Lien Notices, etc.	8,000.00	-	800.00
<u>Special Projects</u>			
To Be Determined	3,500.00	-	-
	-	-	-
	-	-	-
<u>Miscellaneous</u>			
Miscellaneous	1,000.00	-	-
Total Expenditures	94,000.00	3,609.61	23,550.61
Variance - Revenue Over/(Under) Expense	1,075.00	(110.51)	32,266.16